

1 BILL NO. R-80-09-08

2 RESOLUTION NO. R-

78-80

3  
4 A RESOLUTION finding, determining and  
5 ratifying an Inducement Resolution of  
6 the Fort Wayne Economic Development Com-  
7 mission authorizing the issuance and sale  
8 of \$800,000.00 Economic Revenue Bonds of  
9 the City of Fort Wayne, Indiana, for the  
10 purpose of inducing the Applicant, Taulbee  
11 and Burke, to proceed with the acquisition,  
12 construction and equipping of the Project.

13 WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer")  
14 is authorized by I.C. 18-6-4.5 (the "Act") to issue revenue  
15 bonds for the financing of economic development facilities, the  
16 funds from said financing to be used for the acquisition, con-  
17 struction and equipping of said facilities, and said facilities  
18 to be either sold or leased to another person or directly owned  
19 by another person; and

20 WHEREAS, Taulbee and Burke, Joint Venture, (the "Applicant")  
21 have advised the Fort Wayne Economic Development Commission and  
22 the Issuer that it proposes that the Issuer lease the same to  
23 the Applicant or loan proceeds of an economic development fi-  
24 nancing to the Applicant for the same, said economic development  
25 facility to be a three acre site located on Lot 11, Edgewood  
26 Park Industrial Park, Washington Township, and a 23,000 square  
27 foot building with fixtures to be erected thereon for lease to  
28 Advanced Machine and Tool Corporation (the "Project"); and

29 WHEREAS, the diversification of industry and an increase  
30 in approximately 22 job opportunities to be achieved by the  
31 acquisition, construction and equipping of the Project will be  
32 of public benefit to the health, safety and general welfare  
33 of the Issuer and its citizens; and

34 WHEREAS, having received the advice of the Fort Wayne  
35 Economic Development Commission, it would appear that the

financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, the acquisition and construction of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in or about Fort Wayne, Indiana;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF FORT WAYNE, INDIANA:

SECTION 1. The Common Council finds, determines, ratifies and confirms the promotion of diversification of economic development and job opportunities in and near Fort Wayne, Indiana and in Allen County, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer; and that it is in the public interest that Fort Wayne Economic Development Commission and said Issuer take such action as it lawfully may to encourage diversification of industry and promotion of job opportunities in and near said Issuer.

SECTION 2. The Common Council further finds, determines, ratifies and confirms that the issuance and said of revenue bonds in an amount not to exceed \$800,000.00 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loaning of the proceeds of such a financing to the Applicant for such purposes will serve the public purpose referred to above, in accordance with the Act.


SECTION 3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Common Council hereby finds, determines, ratifies and confirms that (i) it will take or cause to be taken such

actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof, provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; (ii) it will adopt such ordinances and resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

SECTION 4. All costs of the Project incurred after the passage of this Inducement Resolution, including reimbursement or repayment to the Applicant of moneys expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter either sell or lease the same to the Applicant or loan the proceeds of such financing to the Applicant for the same purposes.

  
COUNCILMAN

APPROVED AS TO FORM AND  
LEGALITY SEPTEMBER 5, 1980.

  
JOHN E. HOFFMAN  
City Attorney

Read the first time in full and on motion by Ston,  
seconded by Gustus, and duly adopted, read the second time  
by title and referred to the Committee Finance (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on 9-9-80, the 9 day of  
September, 1980, at 9 o'clock P. M., E.S.T.

DATE: 9-9-80

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by Giv Junita,  
seconded by Gustus, and duly adopted, placed on its  
passage. PASSED (lost) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>8</u>	<u>      </u>	<u>      </u>	<u>1</u>	<u>      </u>
BURNS	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
EISBART	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
GiaQUINTA	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
NUCKOLS	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
SCHMIDT, D.	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
SCHMIDT, V.	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
SCHOMBURG	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
STIER	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>	<u>      </u>
TALARICO	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 9-23-80

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ZONING MAP)        (GENERAL)        (ANNEXATION)        (SPECIAL)  
(APPROPRIATION) ORDINANCE (RESOLUTION) No. 3-78-80  
on the 23rd day of September, 1980.

ATTEST: (SEAL)  
Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK  
Virvian H. Schmidt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 24th day of September, 1980, at the hour of  
2:30 o'clock P. M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 26th day of Sept.  
1980, at the hour of 4 o'clock P. M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-80-09-08

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ A RESOLUTION finding, determining and ratifying an Inducement  
Resolution of the Fort Wayne Economic Development Commission authorizing  
the issuance and sale of \$800,000.00 Economic Revenue Bonds of the City  
of Fort Wayne, Indiana, for the purpose of inducing the Applicant,  
Taulbee and Burke, to proceed with the acquisition, construction and  
equipping of the Project

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

JAMES S. STIER, CHAIRMAN

MARK GIEQUINTA, VICE CHAIRMAN

BEN EISBART

PAUL M. BURNS

DONALD J. SCHMIDT

CONCURRED IN

DATE 8-2-80 CHARLES W. WESTERMAN, CITY CLERK

DATE

CITY CLERK

RESOLUTION OF  
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
ON APPLICATION OF  
TAULBEE AND BURKE JOINT VENTURE

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by Indiana Code 18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to the user or developer; and

WHEREAS, Taulbee and Burke Joint Venture, (the "Applicant"), has advised the Fort Wayne Economic Development Commission (the "Commission") and the Issuer that it proposes that the Issuer acquire and equip an economic development facility and sell and/or lease the same to the Applicant or loan proceeds of an economic development financing to the Applicant for the same, said economic development facility to be

a 3 acre site located on Lot 11, Edgewood Park Industrial Park, Washington Township, and a 23,000 square ft. building with fixtures to be erected thereon, creating approximately 22 new jobs with an estimated annual payroll of \$450,000.00

(the "Project"); and

WHEREAS, the diversification of industry and increase in job opportunities to be achieved by the acquisition of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens or the citizens of Allen County, Indiana; and

WHEREAS, the acquisition and construction of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Allen County:

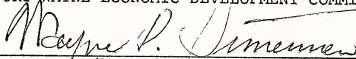
NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

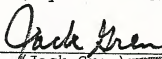
1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.
2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds in an amount of approximately \$800,000.00 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.
3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.

4. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will sell or lease the same to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.


Adopted this 22nd day of August , 1980.


FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION

  
(Wayne P. Simerman)

  
(Jack Gren)

(Louis R. Dinwiddie)

  
(Sidney R. Sheray)

  
(Donald B. Fisher)





Jack G Suter • executive director • 219-423-7096

allen county plan commission • 630 city-county building • one main street • fort wayne, indiana • 46802

August 29, 1980

Mr. John E. Hoffman  
City Attorney  
1212 Anthony Wayne Bank Bldg.  
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Re: E.D.C. Application  
Taulbee-Burke

We have reviewed your report for the proposed E.D.C. project on Lot 11, Edgewood Industrial Park. We are pleased to report that the real estate is zoned I-2 (General Industrial) and the use described in the report is appropriate in that district.

Cordially,

A handwritten signature in dark ink, appearing to read "Jack G. Suter", is written over the typed name.

Jack G. Suter

dew

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION CONCERNING THE PROPOSED FINANCING  
OF ECONOMIC DEVELOPMENT FACILITIES FOR  
TAULBEE AND BURKE JOINT VENTURE

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 18-6-4.5-16.

Description of Proposed Facilities

A 3 acre site located on Lot 11, Edgewood Park Industrial Park, Washington Township, and a 23,000 square ft. building with fixtures to be erected thereon for lease to Advanced Machine and Tool Corporation.

Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$ 800,000.00, including costs of issuance of the economic development revenue bonds.

Number of Jobs and Estimated Payroll

It is anticipated there will be approximately 22 new jobs created by this project with an estimated payroll increase of approximately \$450,000.00 annually.


Adverse Competitive Effect


The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 22nd day of August, 1980.

  
(Wayne P. Simerman)

  
(Jack Green)

  
(Louis R. Dinwiddie)

  
(Sidney R. Sheray)

  
(Donald B. Fisher)

# Memorandum

To Economic Development Commission Date Aug. 11, 1980  
From Paul Norby, Director of Planning  
Subject Taulbee and Burke Joint Venture

## COPIES TO:

The Allen County Overall Economic Development Program contains goals relating to the development of jobs, increasing of Allen County's tax base and diversification of the local industrial base. This proposed facility will be leased to a company that will provide 22 new skilled industrial jobs at a cost per job of \$36,363.64 based on an \$800,000 bond. In addition, the nature of those jobs (skilled tool makers) will serve to further diversify the industrial base in Allen County.

Contained in the Fort Wayne Comprehensive Plan are several land use policies with which this project does comply. Those are: to encourage growth adjacent to existing development; compatibility with existing and planned land uses; and to not set an undesirable land use precedent. This project does not comply with the policy which calls for development to be served by public sewers. The answer to question #14 of the E.D.C. application is incorrect. The site is served by Edgewood Utilities for sewers, not City Utilities. City Utilities has proposed abandonment of that treatment facility and connection to the City sewer system. Any development in Edgewood Industrial Park must obtain a S.B.C. 15 construction permit from the Indiana State Board of Health.

The project site is not within the City of Fort Wayne, therefore, the City's zoning comments on this project are not appropriate.



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

law department

August 22, 1980

Mr. Frank Heyman  
City Controller  
Room 930  
City-County Building  
Fort Wayne, Indiana 46802



RE: EDC Application of Taulbee and Burke

Dear Frank:

Enclosed is copy of the above application and financial statements for application.

The matter has been set for hearing on August 22, 1980.

✓ Will you please return the enclosed materials and your financial comment to me before the hearing.

JEH:ps

Yours very truly,

Encls.

*John*  
John E. Hoffman,  
City Attorney

*I have R. [unclear]  
all info.  
all is in order,  
should be  
shown by  
considered*

*Frank*

1972

DIGEST SHEET

B-80-09-08

TITLE OF ORDINANCE: Inducement Resolution for an issue of \$800,000.00

DEPARTMENT REQUESTING ORDINANCE: Economic Development Commission

SYNOPSIS OF ORDINANCE: A three acre site located on Lot 11, Edgewood Park  
Industrial Park, Washington Township, and a 23,000 square foot building  
with fixtures to be erected thereon for lease to Advanced Machine and  
Tool Corporation on application of Taulbee and Burke.

EFFECT OF PASSAGE: The erecting of a building with fixtures for lease  
creating 22 new jobs with an estimated payroll of approximately \$450,000.00  
annually.

EFFECT OF NON-PASSAGE: None of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): None.

ASSIGNED TO COMMITTEE: Finance